

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		OVERLOOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HUCK AUSTIN & CASSANDRA

Owner 2:

Owner 3:

Street 1: 36 OVERLOOK RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02474

Type:

PREVIOUS OWNER

Owner 1: PRECOURT JUSTIN T -

Owner 2: RICE REBECCA L -

Street 1: 36 OVERLOOK RD

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .165 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1921, having primarily Aluminum Exterior and 1314 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7183		Sq. Ft.	Site		0	70.	0.88	5									444,841						444,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7183.000	247,700		444,800	692,500		60089
							GIS Ref
							GIS Ref
Total Card	0.165	247,700		444,800	692,500	Entered Lot Size	
Total Parcel	0.165	247,700		444,800	692,500	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		527.02	/Parcel: 527.02	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	247,700	0	7,183.	444,800	692,500		Year end	12/23/2021
2021	101	FV	240,600	0	7,183.	444,800	685,400		Year End Roll	12/10/2020
2020	101	FV	240,500	0	7,183.	444,800	685,300	685,300	Year End Roll	12/18/2019
2019	101	FV	196,100	0	7,183.	451,200	647,300	647,300	Year End Roll	1/3/2019
2018	101	FV	196,100	0	7,183.	336,800	532,900	532,900	Year End Roll	12/20/2017
2017	101	FV	196,100	0	7,183.	305,000	501,100	501,100	Year End Roll	1/3/2017
2016	101	FV	196,100	0	7,183.	292,300	488,400	488,400	Year End	1/4/2016
2015	101	FV	191,500	0	7,183.	247,800	439,300	439,300	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PRECOURT JUSTIN	73134-448	1	8/19/2019		800,000	No	No		
DONNELLY FRANCI	49026-464		2/23/2007		360,000	No	No		
	7429-551		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/28/2010	2442	Redo Kit	10,000					&ADD HBTH
7/20/1992	319	Manual	5,050					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2018	MEAS&NOTICE	BS	Barbara S
12/11/2008	Meas/Inspect	345	PATRIOT
12/3/2008	MLS	MM	Mary M
4/12/2007	MLS	HC	Helen Chinal
3/3/2000	Inspected	276	PATRIOT
2/3/2000	Measured	263	PATRIOT
8/2/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA

___/___/___



USER DEFINED

Prior Id # 1: 60089

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PRINT

Date	Time
12/30/21	05:49:04

LAST REV

Date	Time
09/17/19	10:06:22
mmcmakin	
7582	

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